



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Disclaimer – In accordance with the Property Misdescriptions Act, the company gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any intending lessees do not rely on them as statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy.

TOTAL APPROX. FLOOR AREA 687 SQ.FT. (63.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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North Walsham Road | Norwich | NR12
Guide Price £190,000



abbotFox presents St Mary's Court.

St Mary's Court is a new retirement development of 23 two and three-bedroom bungalows in a range of sizes and styles set on the edge of the village of Spixworth.

Accommodation comprises of fitted kitchens featuring integrated electric ovens, gas hobs, combination washer dryers and dishwashers. Accommodation further benefits from modern three-piece bathrooms and ensuites with heated towel rails and walk-in showers. All of the bungalows offer private gardens and enjoy access to parking. The development is situated a short 5 miles from Norwich with regular bus services into the heart of the city.

St Mary's Court offers a village community lifestyle whilst maintaining strong links to the positives of city living. Set out in a courtyard style the development promotes that sought after community feel. Further peace and security is an added benefit of this quiet cul-de-sac location.

